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# FIRE STATION NO. 4

## 1000 SOUTH MIAMI AVENUE

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### Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT  
TO THE HERITAGE CONSERVATION BOARD  
ON THE POTENTIAL DESIGNATION OF  
FIRE STATION NO. 4  
AS A HERITAGE CONSERVATION ZONING DISTRICT

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Historic Preservation Date  
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Accepted by Charles Edwin Chase 03/22/83  
Chairman, Heritage Date  
Conservation Board

Designated by the Miami City Commission

Ordinance No. 9646  
Date 06/15/83

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**I. GENERAL INFORMATION**

Historic Name:

Fire Station No. 4

Current Name:

Fire Station No. 4 (former)

Location:

1000 S. Miami Avenue  
Miami, Florida 33130

Present Owner:

City of Miami  
3500 Pan American Drive  
Miami, Florida 33133

Present Occupant:

Vacant

Present Use:

Vacant

Present Zoning District:

MXD-1

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-0207-40-1010

Boundary Description of HC Zoning District:

The north 100 feet of Lots 1, 2, and 3 of Block 74 in the plat of MIAMI (A. L. Knowlton) SOUTH, as recorded in Plat Book B at Page 41, of the Public Records of Dade County, Florida.

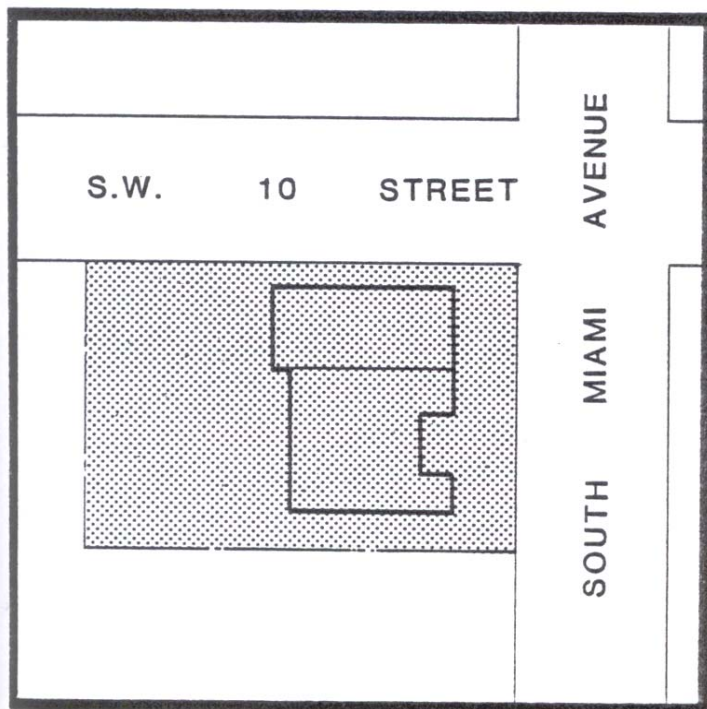
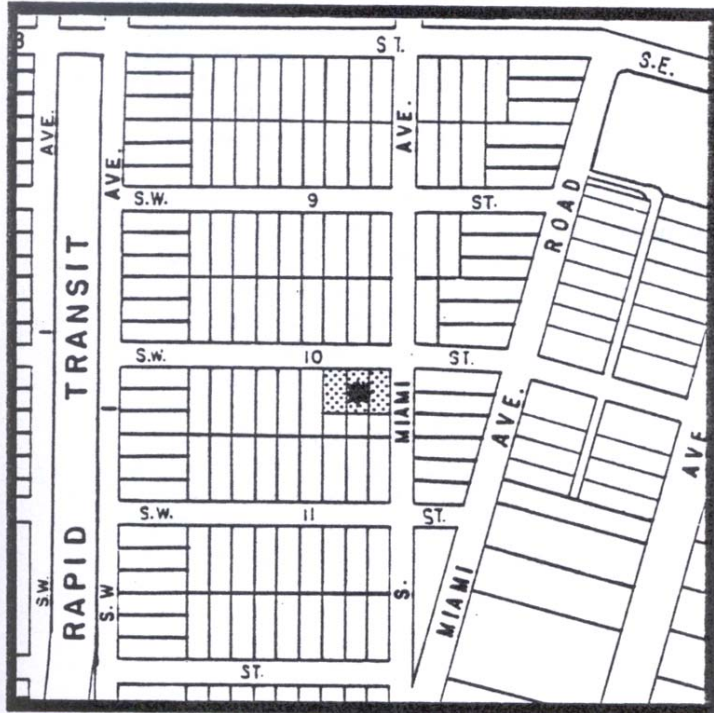
HC Zoning Classification:

Historic Site

Dade County Historic Survey Rating:

Architectural Significance	- 1
Historical Significance	- 1
Contextural Significance	- 2

FIRE STATION NO. 4  
1000 SOUTH MIAMI AVENUE



## II. SIGNIFICANCE

### Statement of Significance:

Fire Station No. 4 is significant as an excellent example of Mediterranean Revival style architecture and is noted for its design, detail, materials, and craftsmanship. The building is also significant as a reflection of urban growth in Miami during the boom years of the 1920's.

Fire Station No. 4 exemplifies architectural tastes in Miami during the 1920's. The building is a handsome example of the application of Mediterranean Revival design, materials, and decoration to a small scale utilitarian structure and is particularly noteworthy for its arcaded porch, balconies, and decorative quoins and cornice. The application of the Mediterranean Revival style to a fire station attests to the broad popularity of this locally important style.

The construction of Fire Station No. 4 in 1922-1923 reflects the City's response to the growing demand for City services resulting from Miami's rapid growth during the 1920's. Designed by H. Hastings Mundy, a prominent local architect, the building is the oldest extant fire station within the boundaries of pre-1925 Miami.

### Relationship to Criteria for Designation:

Fire Station No. 4 is eligible for designation under the following criteria:

3. Exemplifies the historical, cultural, political, economic, or social trends of the community.

Fire Station No. 4 is locally significant as a reflection of urban growth in Miami during the boom years of the 1920's. Its construction represents the City's response to the ever increasing demand for City services which occurred during this period.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

Fire Station No. 4 is a handsome example of Mediterranean Revival style architecture in Miami during the 1920's and is particularly noteworthy for its arcaded porch, balconies, and decorative quoins and cornice.

6. Is an outstanding work of a prominent designer or builder.

Fire Station No. 4 was designed by H. Hastings Mundy, a prominent local architect during this period.

7. Contains elements of design, detail, materials, or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

Fire Station No. 4 is particularly noteworthy for the excellence of its craftsmanship and detailing embodied in such features as its arcaded porch, balconies, and decorative quoins and cornice.



### **III. HISTORICAL INFORMATION**

#### Date of Erection

1922-23

#### Architect:

The architect for Fire Station No. 4 was H. Hastings Mundy, a well-known Miami architect during the 1920's. Other significant works by Mundy include Trinity Episcopal Church, 464 N.E. 16 Street, and the old Miami Herald Building (now Goodwill Industries), 200 S. Miami Avenue.

#### Builder/Contractor:

The contractor for Fire Station NO. 4 was Pete Bartlett.

#### Historical Context:

Although Miami's Fire Department had its beginnings in 1899 with a force of five volunteers, the first fire station was not built until 1907. Additional stations were added in 1915 and 1919 as the City expanded, and Fire Station No. 4 was completed in 1923. Of these original fire stations, however, only Fire Station No. 4 remains. Although the building was enlarged at two different times during its history, it was finally abandoned by the Fire Department in 1980.

#### **IV. ARCHITECTURAL INFORMATION**

##### Description of Building:

Fire Station No. 4 is a U-shaped structure featuring a central block with symmetrical wings. The original two story building with five bays across the front façade measures 50 feet by 47 feet and is topped with a hipped roof covered with Mission tiles. The building is of concrete block construction, and its exterior walls are covered with textured stucco.

A one story arcaded porch, topped with a balustrade, is located in the central three bays of the front façade. When constructed, the main entrance was located in the central bay, with a round arched garage door in each wing. In 1956, these garage doors were altered. The north door was slightly enlarged and changed from a round arch to a rectangular door topped with a plain lintel. The south door was blocked down, filled in with glass block, and also topped with a plain lintel.

Most windows are wood frame double hung with 12 over 12 lights and plain cement sills. The second story windows in each wing feature decorative balconettes with iron railings.

Fire Station No. 4 is decorated with quoins on each wing and a deep molded cornice under the eaves.

In 1956, a large one story, one bay garage was added to the north façade of the building. The addition was enlarged to include a second bay in 1968. The addition is topped with a flat parapet roof, and the ends of the building are decorated with quoins. This lateral addition does not compromise the basic integrity of the building and serves as an extension of the original public service function of the fire station.

##### Description of Site:

Fire Station No. 4 faces east and is located on the southwest corner of S.W. 10 Street and South Miami Avenue. The building fronts directly on the street and is approached by a concrete driveway.



Fire Station No. 4  
1000 S. Miami Avenue  
East (front) façade  
1983



Fire Station No. 4  
1000 S. Miami Avenue  
East (front) and North facades  
c. 1923  
(Courtesy of the Miami Fire Department)

## **V. PLANNING CONTEXT**

### Present Trends and Conditions:

The former Fire Station No. 4 building at 1000 S. Miami Avenue was abandoned by the Miami Fire Department in 1980 when a new facility was opened several blocks away. The structure has since been vacant and is subject to vandalism and deterioration.

The site is located within an area planned for major high intensity development expected to be stimulated by the Brickell Metrorail station and the westward expansion of development from Brickell Avenue. It is situated on a key intersection of a major arterial street, Miami Avenue, and a local street, SW 10<sup>th</sup> Street, which is expected to be the major pedestrian and shuttle link between the Brickell office district and the Metrorail station. Consequently, land values have escalated dramatically, and numerous offers have been made to the City by private investors seeking to develop the land.

### Conservation Objectives:

The former Fires Station building should be preserved by the City, which should maintain ownership and offer the structure for long term lease for an adaptive reuse. This should provide an attractive opportunity to investors interested in the 25% Rehabilitation Investment Tax Credit for historic structures. The structure would thus be restored at no cost to the City, and the City would benefit from long term lease payments. Additionally, the City could transfer the residual development rights from the site and recapture only additional value from the land.

The Brickell Station Area Design and Development Plan, adopted in 1980, states this objective due to the important character and human scale that the historic fire station would lend to the area once the area is developed with massive new structures. The plan also recommends that SW 10<sup>th</sup> Street be improved as a major pedestrian and shuttle route, incorporating lively outdoor activity and retail uses along its edges. Thus, the Fire Station No. 4 building, if adaptively reused, should contain retail, restaurant, cultural, entertainment, or other people-oriented uses to be compatible with the plan and zoning regulations for properties abutting 10<sup>th</sup> Street.

Future plans for the DCM, Downtown Component of Metrorail ("people mover") call for a leg connecting the Brickell Metrorail station with the downtown DCM route. The proposed elevated guideway would be in the 10<sup>th</sup> Street right-of-way, with a station at Miami Avenue. The station and guideway would have a major visual effect on the fire station and may require demolition of the northernmost wing of the building.

These conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the current zoning, requiring only the review of physical changes to the property.

## **VI. HC ZONING ELEMENTS**

### Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land owned by the City of Miami.

### Major Exterior Surfaces Subject to Review:

All four facades of Fire Station No. 4 shall be considered major exterior surfaces subject to review.

### Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to the requirements for tree removal permits as set forth in Chapter 17 of the City Code.

## **VII. BIBLIOGRAPHY**

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White, Larry. Miami Fire Department 1899-1980. Miami, 1980.